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Message Text

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46
ACTION EUR-25

INFO OCT-01 ADP-00 EURE-00 FBO-01 COME-00 EB-11 ABF-01

TRSE-00 OMB-01 L-03 INRE-00 CIAE-00 INR-10 NSAE-00

RSC-01 SSO-00 M-03 A-01 RSR-01 /059 W
---------- 023970
O 221206 Z JUN 73
FM AMEMBASSY MOSCOW
TO SECSTATE WASHDC NIACT IMMEDIATE 9828
INFO AMEMBASSY VIENNA IMMEDIATE

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VIENNA PLEASE PASS TO FSO LEWIS W. BOWDEN

E. O. 11652: N/ A
TAGS: AFSP, ETRD, ABLD, UR
SUBJ: NEW COMMERICAL PROPERTY

REF: (A) MOSCOW 7313; (B) STATE 121207

1. SIGNED LEASE WAS SEALED AND DELIVERED IN ACCORDANCE WITH TERMS STIPULATED IN PARA 1, REFTEL (B) AT NOON ON JUNE 22. COPY POUCHED SAME DAY TO EUR/ EX, REGISTRY NO. 761965.

2. AT REQUEST OF EMBASSY, UPDK DIRECTOR AMBASSADOR IVANOV STRUCK OUT PROVISIONS OF STANDARD CONTRACT THAT TENANT WOULD BE RESPONSIBLE FOR COSTS OF HEATING AND FOR REMOVAL OF SNOW FROM ROOF, AND ADDED SPECIFIC PROVISION THAT COST OF HEATING INCLUDED IN RENT. IVANOV OBSERVED THAT, EVEN IN ABSENCE OF ACTUAL CHANGES IN TERMS OF CONTRACT, UPDK WOULD HAVE STOOD BY THEIR GENTLEMEN' S AGREEMENT WITH CHARE ON QUESTION OF HEATING PAYMENTS.

3. FOLLOWING EXCHANGE OF LEASES, IVANOV REITERATED THAT LEASE WAS AT TERMS MORE FAVORABLE THAN THOSE ENJOYED BY OTHER COMMERICAL OFFICES, BUT SAID THAT THIS UNEUAL TREATMENT HAD BEEN APPROVED IN THE INTEREST OF HIGH- LEVEL AGREEMENTS BETWEEN OUR
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TWO COUNTRIES.

4. ADMIN COUNSELOR TOOK THIS OCCASION TO ASK IVANOV AGAIN ABOUT LONG- PROMISED NEW APARTMENTS. IVANOV ONCE AGAIN REAFFIRMED THAT APARTMENTS WILL BE OFFERED TO EMBASSY DURING JUNE, I. E. NEXT WEEK. HE ADDED THAT, IN VIEW OF HIGH- LEVEL APPROVAL THERE IS NO POSSIBILITY THAT UPDL WILL NOT KEEP THIS PROMISE.

5. IVANOV SAID HE UNDERSTOOD THAT AN AGREEMTN ON OCTOBER OPENING DATES FOR NEW COMMERCIAL OFFICES WOULD BE ANNOUNCED IN WASHINGTON SOON. IN THIS RESPECT, HE ASKED WHETHER EMBASSY WOULD RENOVATE NEW COMMERCIAL OFFICE WITH ITS OWN MATERIALS AND LABOR, OR WHETHER IT WOULD BE MAKING REQUESTS TO UPDK FOR RENOVATIONS. ADMIN. COUNSELOR REPLIED THAT A SPECIALIST WOULD BE COMING FROM WASHINGTON TO SURVEY PREMISES AND MAKE RECOMMENDATIONS, FOLLOWING WHICH EMBASSY WOULD MAKE REQUESTS, IF ANY, TO UPDK. IVANOV STRESSED THAT ANY SUCH REQUESTS BE MADE AS SOON AS POSSIBLE , SINCE ALL MOSCOW CONTRUCTION ENTERPRISES ALREADY HEAVILY COMMITTED TO PLANNED PROJECTS AND ANY PROJECTS UNDERTAKEN OUTSIDE THE PLAN ON SHORT NOTICE WILL BE DIFFICULT TO ARRANGE.

6. IVANOV OBSERVED THAT THE SAME WOULD BE TRUE WITH REGARD TO POSSIBLE RENOVATIONS OF THE NEW APARTMENTS TO BE OFFERED NEXT WEEK. ADMIN. COUSELOR TOOK OPPORTUNITY TO SUGGEST THAT EMBASSY MAY BE ABLE TO DO MUCH OF RENOVATION OF APARTMENTS WITH ITS OWN RESOURCES. IVANOV INDICATED THAT THIS WOULD BE OPEN TO DISCUSSION.

7. COMMENT . THIS MARKS THE FURTHEST ADVANCE UPDL HAS EVER MADE IN AGREEING TO RENOVATION WORK BY THE EMBASSY ON UPDK CONTROLLED BUILDINGS, AND IS REPRESENTATIVE OF EXTREMELY POSITIVE ATTITUDE EVIDENCED BY IVANOV THROUGHOUT MEETING.
DUBS

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*** Current Handling Restrictions *** n/a
*** Current Classification *** LIMITED OFFICIAL USE

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